

DOLAN AND DOLAN

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WILLIAM A. DOLAN (1905-1952)
LEWIS P. DOLAN (1921-1974)

ONE LEGAL LANE
(AT FIFTY-THREE SPRING STREET)
P.O. BOX D
NEWTON, N.J. 07860-0106

(973) 383-1600
FAX (973) 383-7823
E-mail: rthomas@dolanlaw.com
<http://www.dolanlaw.com>

MICHELLE M. CORBETT-RIVIELLE ****
KAREN GRECO-BUTA

OF COUNSEL

F. CLIFFORD GIBBONS
KATHLEEN M. McNAMARA

WILLIAM M. COX
(1950 – 2011)

RICHARD V. HOLLYER**
ROBERT T. MORGENSTERN▲
ROGER W. THOMAS*
WILLIAM T. HAGGERTY
EILEEN McCARTHY BORN***
CHARLES J. BRAND♦
CATHERINE ANNE GACQUIN**+

▲ CERTIFIED CIVIL TRIAL ATTORNEY

** ALSO MEMBER NY BAR

*** ALSO MEMBER PA BAR

**** ALSO MEMBER NY, CA BARS

• CERTIFIED WORKERS COMPENSATION ATTORNEY

♦ CPA, L.L.M. (TAXATION)

+ APPROVED BY THE SUPREME COURT OF NEW
JERSEY AS A FAMILY LAW MEDIATOR

April 8, 2022

Via Electronic Mail

spizzulo@andoverwp.org

Stephanie Pizzulo, Administrator
Andover Township Land Use Board
134 Newton Sparta Road
Newton, New Jersey 07860

RE: Andover Township Land Use Board
Applicant: BHT Properties Group
Property: 248 Stickles Pond Road, Block 151, Lot 21

Dear Ms. Pizzulo:

In regard to the information requested of us from the last meeting, I can stipulate to the following items.

With regard to the implication to the New Jersey Department of Transportation regarding the traffic light change at the intersection of Route 206 and Stickle Pond Road, the Applicant stipulates that it will work with the Municipality to submit that application to the DOT and provide whatever technical information is necessary.

With regard to the parking, as you know, Mr. Stoner requested a determination as to whether or not the 40 parking spaces proposed are sufficient. My client has indicated that they are willing to reduce this down to 25.

With regard to the issue of access to the property from Newton Sparta Road, the Applicant will stipulate that it will instruct all of its drivers that access to the site will be limited to Route 206 and not from Newton Sparta Road.

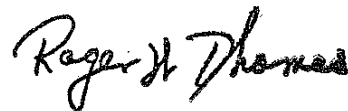
Mr. Chase is in the process of providing the additional DOT information that was requested by Mr. Ordile. We will also be providing the tractor trailer information that Mr. Ordile discussed.

With regard to the road specifications of Stickle Pond Road, we would ask Mr. Stoner to check with the DPW to see whether or not there are any specifications on record. If not, we will undertake a core sample of the roadway prior to approval. We will then do a wear sample either six (6) months or one (1) year after the Certificate of Occupancy to determine what wear has occurred, if any. Based upon that information, if there is a need for a pro rata contribution pursuant to Section 53 of the Municipal Land Use Law, the Applicant will be willing to negotiate a prorated contribution for appropriate remediation.

Finally, there were some questions as to the basis for the trip generation in Mr. Chase's report. As authorized by the Institute of Traffic Engineers, the appropriate methodology for trip generation, if it is not otherwise established in the code, is to determine that information from the Applicant. However, the Applicant is willing to stipulate that there will not be more than 150 truck trips to the site, not more than four (4) times per month. The Applicant is willing to cap that number. It was testified to by Mr. Chase that the balanced of the truck trips during the other days of the month do not have any effect on traffic or levels of service in relation to the access to Stickle Pond Road or the intersection of Route 206 and Stickle Pond Road. We believe this stipulation now eliminates the ambiguity that is alleged to be in the traffic report.

Very truly yours,

DOLAN AND DOLAN, P.A.



Roger W. Thomas

RWT:mcw

cc:

Cory Stoner, PE
Corey Chase, PE
Paul Ricci, AICP, PP
Chris Nusser, PE, PP
Matthew Morris, Esq.
Liz Durkin, Esq.
Thomas Molica, Esq.